

CEDAR COVE HOA BOARD MEETING MINUTES – June 20, 2016

Christine Bernt's home. Present: Christine Bernt, Jodi Kant, Connie Nissen

Meeting called to order at 11:05 a.m.

Minutes of the May 10, 2016, May 12, 2016 Board meetings and a summary of Board emails on May 20, 2016 were approved as presented. Minutes of the June 6, 2016 Board meeting were approved as presented. These have already been posted to the HOA website.

OLD BUSINESS:

-Christine continues to be in contact by telephone and personally visiting the office of Kelli Zimmerman to schedule a meeting and/or have a telephone call with Blake/Cameron TH to discuss their unfinished Cedar Cove community development work, a timeline for its completion, for Cameron TH to reimburse the HOA for the broken water meter and other sprinkler lines/heads which happened as a result of his company not re-winterizing our system nor advising the HOA that it needed to be done after moving the sprinkler lines from the school property to Cedar Cove property and to repair the sod from this re-installation onto the Cedar Cove property on Broken Spoke. No response to setting up a meeting or receiving a telephone call has been received.

-Blades has been requested to cut and spray weeds/growth in the commons areas near the fire hydrant(s), dead end street barricades, and on the north side of Leighton by the drainage area.

-Christine received the HOA tree vouchers from the City for 11 trees to be planted in the commons area parkway along Leighton. Jodi counted the faded and new red marks and the Board has determined there should be additional trees also planted based on these marks. Jodi will contact Kevin at the City to investigate this matter.

-Jodi reported vouchers had been sent from the City to an Owner, previously never received; Christine will follow-up on the Owner's receipt of them.

NEW BUSINESS:

-The Board reviewed all of the recent sprinkler equipment failures, timing of sprinkler run times, Cummins response and follow-up to correcting these issues. We will be meeting with Tammy and Cummins to discuss these matters and to review Cummins' recent sprinkler equipment modifications/changes proposal.

The Board discussed the recommendations from the community as follows: 1) prepared and submitted to the community last year by Mark Maley, to add a 2nd main for more water supply to allow the sprinklers to run at more optimal times during the night to better utilize and save water from evaporation and run off with a quote from Cummins last summer of \$14,245.00; 2) change sprinkler service companies (Judsons wanted \$1,500 only to come out and assess our sprinkler system); and, 3) Judsons suggested we install our own HOA community well (which we felt was also quite expensive).

The Board has been addressing this issue since February and our continuing concerns are the high costs and use of the HOA funds as well as: 1) that we are dealing with an inadequate sprinkler system installed by three different companies, with low quality equipment, inadequate placement of heads and in some cases the lines; and, 2) our hard, gummy clay soil doesn't easily allow for good grass root structure so

with too long of watering times the water merely runs off vs. soaking in. With those concerns we wondered how much would we gain from proceeding with the previously suggested changes without doing further investigation and considerations.

-Owners need to be reminded to care for the trees both installed by Cameron TH and/or the City or the Owner in the parkway area. Indirectly we the homeowners paid for these trees so they're an enhancement to our property investment.

-The Board then prepared the June Newsletter.

Meeting adjourned at 12:45 p.m.

Respectfully submitted,
Connie Nissen, Secretary-Treasurer, Cedar Cove HOA